

Division of Community Development

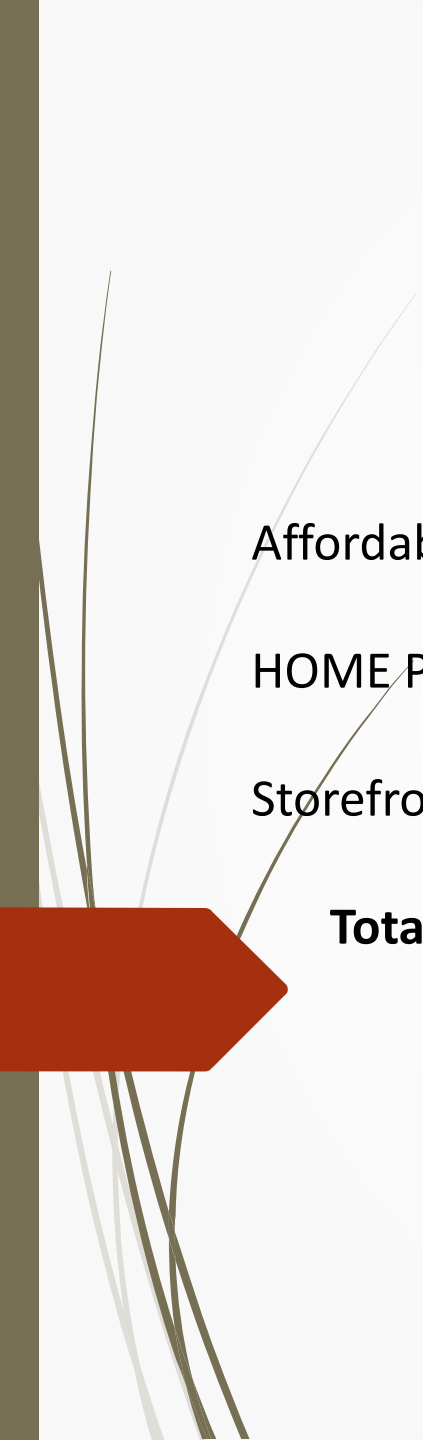
**Affordable Housing Financial Assistance
&
Storefront Renovation Program**

FY27 Funding Requests



Martin Castelletti
Programs Manager





FY27 CDBG Funding Requests

Affordable Housing Financial Assistance	\$155,000
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HOME Program Activity Delivery	\$27,500
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Storefront Renovation Program	\$70,000
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Total DCD FY26 CDBG Funding Request	\$252,500
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Affordable Housing Financial Assistance

Statement of Need

- Lakewood's housing stock among Ohio's oldest;
- Median Age of a Lakewood home is about 78 years;
- 60% of City's housing was built before 1939; 28% between 1940 and 1969;
- 50% + of Lakewood's housing are rental units;
- Aging systems & infrastructure require significant, ongoing, expensive maintenance, rehabilitation, and energy efficiency upgrades to remain safe, affordable, livable, and marketable;
- Especially for families of limited means, seniors, and the permanently disabled.

Goals, Impact & Benefits

- Enhance housing affordability for low-moderate income Lakewood families;
- Preserve & improve Lakewood's supply of affordable housing;
- Fortify Lakewood's aging housing stock for the next 100 years;
- Promote neighborhood revitalization and property stabilization;
- Strengthen neighborhoods and increase property values;
- Eliminate hazardous conditions that threaten public health & safety.

Priorities

Lakewood's Affordable Housing Assistance Program prioritizes the following types of improvements.

- extend the useful life of property by addressing; conditions that, if left uncorrected, will lead to further; deterioration;
- correct code violations;
- improve accessibility & visitability for disabled; residents and their visitors;
- increase energy efficiency;
- address hazardous structural conditions that threaten; public health & safety;
- emergency repairs.

Target Population/Beneficiaries

- Low-Moderate-Income single-family homeowners whose annual household income does not exceed HUD-established income limits (80% Area Median Income);
- Owners of two- and three-unit residential structures occupied by tenants whose household income does not exceed HUD income limits;
- Must be current on all City payments (taxes, water, utilities, parking violations) to participate.

HUD Income Limits

2026 HUD Income Limits Cleveland-Elyria, OH <i>(effective 5.1.26 until further notice)</i>	
Household Size	Low-Mod Income Limit
1	\$58,800
2	\$67,200
3	\$75,600
4	\$84,000
5	\$90,750
6	\$97,450
7	\$104,200
8	\$110,900

Affordable Housing Financial Assistance Fund

Types of Assistance

- Outright **grants** & deferred 0% interest, no payment **loans** repayable upon sale or transfer of the subject property for **low-income** & **very-low income** ($\leq 50\%$ AMI) , **low-asset** households, **seniors** (62+), and the permanently **disabled**;
- **3%** repayable amortized **loans** with flexible terms and affordable monthly payments for LMI (50%-80% AMI) households;
- 50% **rebates** on total project costs up to \$10,000 for LMI households capable of self-financing or paying cash for repairs;
- Loans and grants often **combined** to fully fund a project.

Eligible Improvements

Eligible improvements include, but are not necessarily limited to:

- Foundation construction & structural repairs;
- Repair/replace electrical systems;
- Repair/replace plumbing
- Water heater replacement;
- Insulation;
- Roof repair/replacement;
- HVAC replacement;
- Repair/replace structurally significant damaged wood, plaster Siding, and stucco;
- Porch repair/replacement;
- Exterior paint;
- Lead-based paint/asbestos hazard removal;
- Removal of architectural barriers to access by disabled persons;
- Cost saving energy conservation improvements.

CDBG Affordable Housing Project Example

2097 Marlowe Avenue

Address 2097 Marlowe Avenue
Income Level Extremely-Low (< 30% AMI)
Age 93 Years

Types & Amounts of Assistance

Weatherization Grant \$8,968
Installed new furnace & hot water heater.

0% Deferred Loan \$23,574
Porch rebuild & new electric panel.

LakewoodAlive Paint Program
Paint donated by Sherwin Williams & volunteer labor organized by LakewoodAlive.

CDBG Affordable Housing Project Example

2097 Marlowe Avenue



Before



After

CDBG Affordable Housing Project Example

1653 Grace Avenue



Before



After

CDBG Affordable Housing Project Example

1585 Cohasset Avenue



Before



After

Affordable Housing Units Rehabilitated

CDBG Funded Programs

2016 - 2025

City of Lakewood											
FY16 - FY25 CDBG Affordable Housing Rehabilitation Investments & Units Improved											
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2016-2025
CDBG Investment	\$344,379	\$296,346	\$297,797	\$278,484	\$165,938	\$258,217	\$204,700	\$168,092	\$379,448	\$325,279	\$2,718,678
Renter Units Rehabilitated	5	5	4	6	12	4	2	9	17	3	67
Owner Units Rehabilitated	35	37	31	28	37	15	33	22	25	27	290
	40	42	35	34	49	19	35	31	42	30	357



FY27 Projected Beneficiaries

CDBG Affordable Housing Rehabilitation Program

The Division of Community Development's ***CDBG Affordable Housing Rehabilitation Program*** anticipates funding approximately **15 - 20 *new*** projects comprised of an estimated **20-25** owner & renter housing units during 2027.

HOME Activity Delivery

- Lakewood receives approximately \$200,000 in Home Investment Partnerships Program (HOME) funding each year;
- Because HOME regulations do not provide sufficient funding for program administration, HUD allows grantees to use CDBG funds to cover these costs;
- The Division of Community Development is requesting \$27,500 to administer the City's HOME-funded single-family rehabilitation; rental rehabilitation; and first-time homebuyer down payment assistance programs;
- Funds will cover a portion of the Programs Manager's salary & benefits.

HOME Affordable Housing Project Example

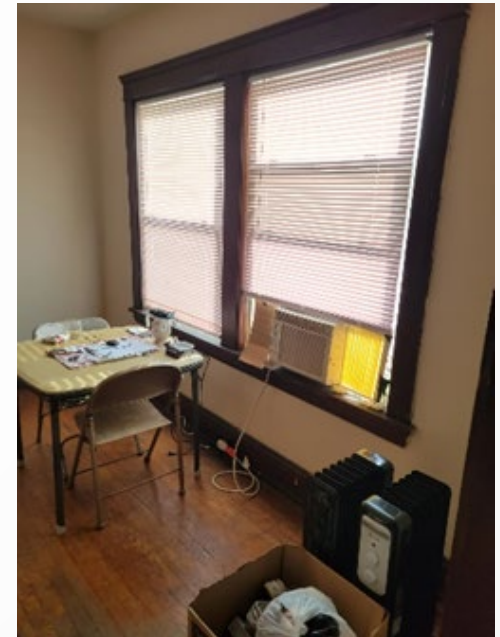
Nelson Court Phases I & II



- Partnership with Emerald Development Economic Network (EDEN)
- \$800,000 HOME Investment;
- Comprehensive rehabilitation of 11710-12 & 11714-16 Nelson Court;
- Creating (10) units of high-quality affordable housing for households earning less than 50% AMI;
- Rents must remain affordable to low-income households over 15 year “affordability period.”

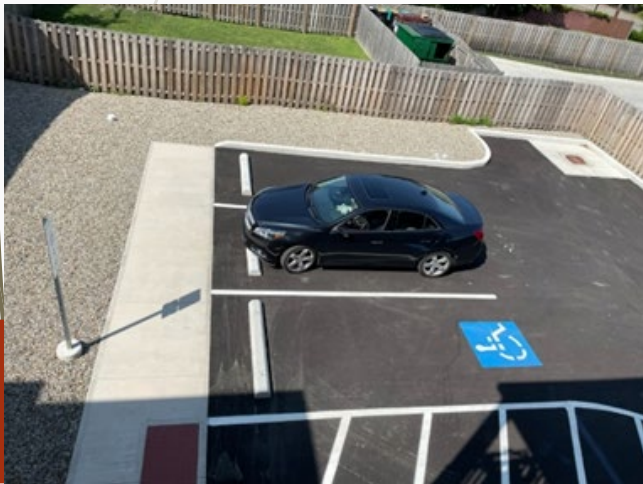
Nelson Court Phase I

Before



Nelson Court Phase I

After



HOME Affordable Housing Project Example

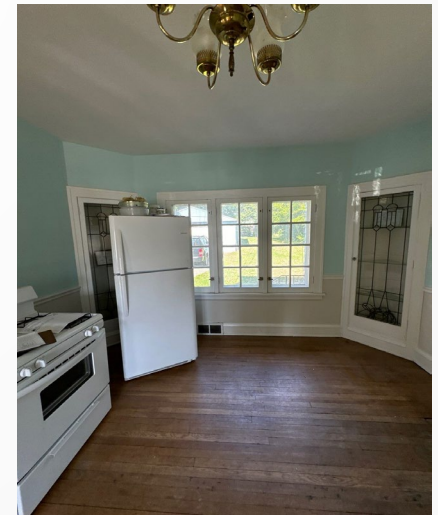
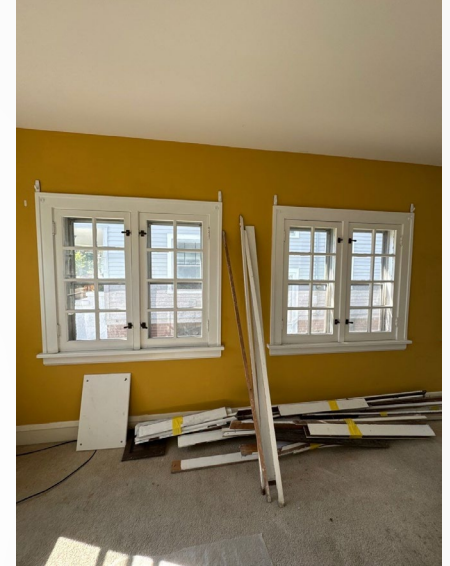
1472 Belle Avenue

HOME Single Family Rehabilitation Project

- Approximately \$435,000 HOME investment;
- Comprehensive rehabilitation & sale to an LMI household earning less than 80% AMI;
- Homebuyer received \$10,000 HOME Downpayment Assistance to enhance long-term affordability.
- Second Mortgage Loan Agreement imposes 15 year “affordability period” requiring buyer to shares sale proceeds if home transfers prior to its expiration.

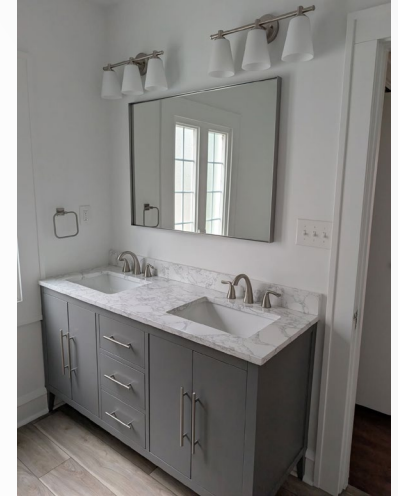
1472 Belle Avenue HOME Project

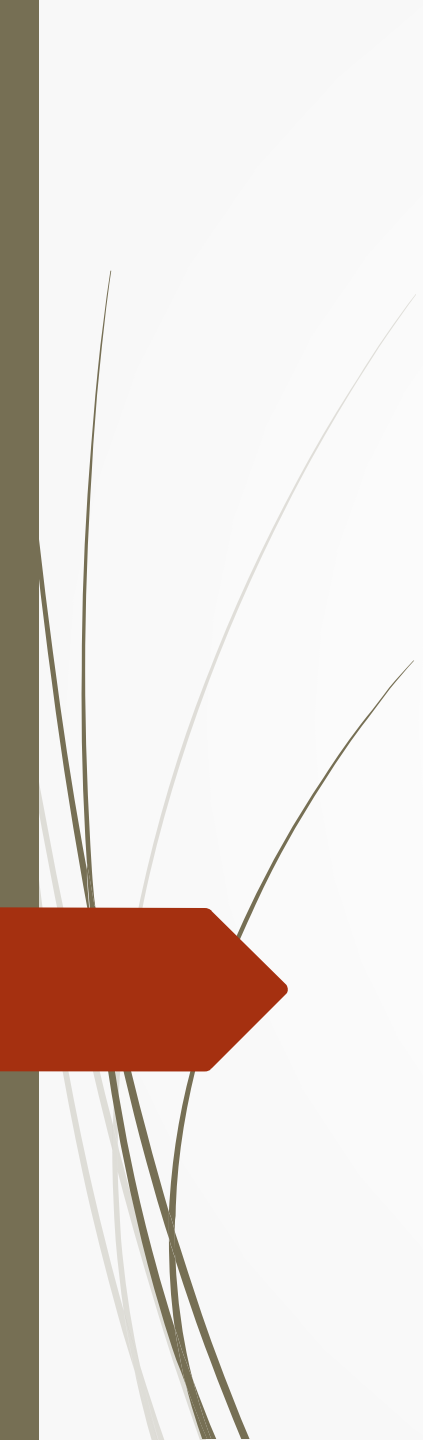
Before



1472 Belle Avenue HOME Project

After





Storefront Renovation Program

Storefront Renovation Program

- Lakewood was built out as a “streetcar suburb.”
- Small, mixed-use buildings predominate the City’s commercial corridors, many approaching 100 years of age.
- The Storefront Renovation Program makes improving these historic storefronts more economically feasible.
- Program outcomes include higher-quality exterior renovations and greater capacity to make interior code improvements.



Storefront Renovation Program



- Administered by the Division of Community Development.
- Financial incentive for commercial property and business owners to make high-quality building improvements.
- Typically provides rebates up to 40% of eligible costs up to \$30,000.
- Certain high-impact projects qualify for up to a \$50,000 rebate.
- Both property owners and tenant businesses can apply.



Storefront Renovation Program

Eligible Expenses

Exterior

- Door and Window replacement
- Paving / Streetscape / Parking Lot Improvements
- Accessibility Upgrades to Meet ADA Requirements
- Signage / Awnings
- Brick Repointing & Cleaning
- Exterior painting
- Architecture & Engineering Fees

Code Violation Corrections

- Electrical
- Plumbing (especially ADA bathrooms)
- Structural Repairs



Storefront Renovation Program

- Leverages significant additional private investment.
- Incentivizes high-quality exterior renovations & compliance with historic preservation standards.
- Strengthens relationships with small business owners.
- Maintains Lakewood's streetcar heritage.

Storefront Renovation Program

Completed Projects

Geiger's (\$30,000)
14710 Detroit



Beck Center (\$50,000)
17801 Detroit

Storefront Renovation Program Completed Projects

Trinity Block Project (\$110,000)

**3 Storefronts*



Storefront Renovation Program

Smaller Exterior Improvement Grants



- Exterior improvement grants for smaller, less-resourced businesses.
- Eligible Expenses: signage, awnings, landscaping, lighting.
- Encourages high-quality, innovative signs & other exterior upgrades.
- Rebates up to 50% of eligible costs.
- Maximum grant \$2,500

**CDBG Storefront Renovation Program
Community Impact (2015-2025)**

Year	Projects Completed	CDBG Investment	Private Funds Leveraged	Total Investment
2015	20	\$362,147	\$695,000	\$1,057,147
2016	14	\$232,816	\$1,255,690	\$1,488,506
2017	12	\$269,504	\$2,976,870	\$3,246,374
2018	8	\$210,198	\$976,100	\$1,186,298
2019	4	\$90,241	\$82,056	\$172,297
2020	7	\$132,048	\$190,596	\$322,644
2021	3	\$69,487	\$73,062	\$142,549
2022	5	\$126,712	\$1,347,487	\$1,474,199
2023	15	\$195,389	\$850,834	\$1,046,223
2024	9	\$214,342	\$3,317,321	\$3,531,663
2025	13	\$71,467	\$68,067	\$139,534
Totals	110	\$1,974,351	\$11,833,083	\$13,807,434



Storefront Renovation Program

- The Division of Community Development requests \$70,000 in FY27 CDBG funding to support the Storefront Renovation Program.
- DCD anticipates issuing 8 - 12 storefront rebates in 2027 totaling between \$75,000 - \$125,000.



Contact Information

Marty Castelletti

Programs Manager

Lakewood Division of Community Development

216-529-7681

martin.castelletti@lakewoodoh.gov